



**22 Sparrow Close  
Blackfalds, Alberta**

**MLS # A2299205**



**\$499,900**

<b>Division:</b>	Harvest Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Level, Reverse Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, Garage door remote, window coverings

IMMACULATE is the only way to describe this lovingly cared for home in a TOP TIER LOCATION! Very rare opportunity to be a part of true community living on this tight-knit close! Located only a short stroll to all amenities, with shopping and schools nearby as well as the Abbey Centre, skatepark and Blackfalds Bike Skills Park! An open foyer welcomes you into the home, and the kitchen with centre island and separate dining space overlook the back yard. The upper level features a large primary bedroom with full ensuite, plus an additional 2 bedrooms and one full bath. The third level offers a spacious living room with gas fireplace, plus an additional bed / bath and laundry off the attached double garage. The basement is also fully finished, with a rec room and wet bar area, as well as ample storage area under the third level. And if the home isn't enough, the yard will not disappoint! With an oversized reverse pie yard, features include a two-tiered deck plus dedicated RV parking! Beautifully landscaped and meticulously cared for front to back - this home is a diamond in the rough!